



Department of  
Toxic Substances  
Control

*Preventing  
environmental  
damage from  
hazardous waste,  
and restoring  
contaminated  
sites for all  
Californians.*



State of California



California  
Environmental  
Protection Agency

Fact Sheet, October 2008

# Soil Cleanup Plan for Carlsbad High School Modernization - Stadium and Sports Complex Site

Si desea información en español, comuníquese con  
Jeanne Garcia al (818) 717- 6573

You are invited to review and comment on a plan submitted by the Carlsbad Unified School District (CUSD) to remove and dispose of contaminated soil from the Carlsbad High School's future stadium and sports complex areas. The CUSD is modernizing and expanding the existing Carlsbad High School to improve the existing facilities for students. The objective of the cleanup is to prevent exposure to soil containing pesticide and arsenic by removing the soil prior to the construction of the new facilities.

The Department of Toxic Substances Control (DTSC), a department within the California Environmental Protection Agency, is responsible for overseeing the site environmental investigation and ensuring that mitigation and cleanup activities are conducted in accordance with state and federal laws and regulations.

## This fact sheet provides information on:

- History and Background
- Why Cleanup Is Necessary
- Proposed Plan
- Safety and Dust Control During Cleanup
- Next Steps
- Where to Find the Documents
- Who to contact for Information

## History and Background

The Carlsbad High School Expansion and Modernization is proposed for the northern portion of the existing Carlsbad High School and expansion to the recently acquired adjoining five residential lots northwest of the high school located at 3557 Lancer Way within the City of Carlsbad, San Diego County. The expansion and modernization project consists of the existing Carlsbad High School football and track field, the recently acquired five former residential lots and an area of land to be exchanged with the City of Carlsbad's community pool facility solar panel yard, in all totaling

## Public Comment Period

**October 10, 2008 to November 11, 2008**

The Draft Removal Action Workplan (RAW) for this school site and other related project documents are available for review and public comment at the locations listed on page 3. Please submit written comments in the enclosed return envelope postmarked **by November 11, 2008**. Or, email before the deadline date no later than 5 p.m. to:

Jeanne Matsumoto, Public Participation Specialist  
5796 Corporate Avenue, Cypress, CA 90630  
[jmatsumo@dtsc.ca.gov](mailto:jmatsumo@dtsc.ca.gov)

approximately 7.79 acres. The areas subject to the removal action (Site) are located within the areas of the former residential structures on Lots 16, 18, 19, 20 and 21 located in the northwestern corner of the project Site, and within the football and track field grass area.

Phase I of the Carlsbad High School Modernization includes the relocation of the existing football field and the construction of a new stadium, ticketing and concession facilities. The northern portion of the campus will be expanded into former residential parcels recently acquired by CUSD.

In compliance with State laws for school sites, a Preliminary Environmental Assessment (PEA) was completed in 2008 with results summarized in a Preliminary Environmental Assessment Report dated July 7, 2008. This work evaluated the Site for potential environmental hazards and contaminants. The results of the PEA were shared with the community at a Public Hearing held by the CUSD on August 13, 2008. The DTSC approved the PEA Report on September 16, 2008.

Based on the results and recommendations of the investigation, DTSC has determined that localized areas of pesticides and arsenic are present in shallow soils at concentrations above acceptable levels.

### ***Pesticides***

Chlordane, Dieldrin, and 4,4'-Dichloro-diphenol-trichloroethane (commonly referred to as DDT) are organochlorine pesticides (OCPs) and are found in the expansion lots at the northwestern corner of the Site.

### ***Arsenic***

The elevated levels of arsenic are found inside the existing football and track field grass oval.

### **Why Cleanup is Necessary**

Chlordane, Dieldrin and DDT were historically used as pesticides, specifically to kill termites (termiticides). It is believed that elevated levels of these pesticides resulted from past application of termiticides to the homes and associated structures previously located on the expansion lots.

While arsenic occurs naturally in Southern California soils, exposure to elevated levels of this metal could cause adverse health effects. It is believed that the elevated levels found at the

school modernization site may have resulted from the use of amendments to the soil.

**There is no immediate health risk, since the public is not currently exposed to the soil contamination.** However, DTSC recommended that the CUSD prepare a cleanup plan to remove the contaminated soil to protect the students, staff and public who will use the new stadium and sports complex. DTSC will oversee the removal action and ensure that it is performed in a manner that does not harm people or the environment.

It is estimated that soil will have to be excavated to a depth of two feet to remove the affected soil. Excavations may be deeper in the high concentration areas. The CUSD has prepared a Draft Removal Action Workplan (RAW) that will be used to guide the excavation and proper offsite disposal of the contaminated soil.

### **Proposed Plan**

The proposed soil removal is expected to take place in late November and early December 2008. Most of the work will be completed during school break, when faculty, staff and students are not on campus. However, some excavation and hauling activities are likely to go into early December when school is in session. Currently work hours are scheduled for Monday through Friday between 7 a.m. and dusk. CUSD has requested a permit from the City of Carlsbad, Planning Department. If accepted, work hours will be extended to Monday through Friday 7 a.m. to 7 p.m. and Saturday 8 a.m. to 4 p.m. No work will take place on Thanksgiving Day. The construction areas will be secured with chain-link fencing to prevent unauthorized access.

The contaminated soil will be dug out using a backhoe, bulldozer, tracked excavator, shovels or other types of earth moving equipment, as necessary. During excavation, the intent is to load contaminated soils directly into trucks for off-site disposal. Soils may need to be stockpiled on-site for short periods of time. If soils are stockpiled, the soils will be managed to minimize dust emissions and will be securely covered at night. Approximately 4,510 cubic yards of soil will be removed.

It will take approximately 225 truckloads to remove the soil. Trucks will enter and exit the site through access gates along Basswood Avenue and Monroe Street. Trucks exiting the Site will turn onto Monroe Street to Marron Road to the SR-78 Freeway east or

west (depending on destination). Trucks will be staged within the track field area to minimize potential impacts on the local neighborhood. The soil will be transported to a State-approved disposal facility.

After the cleanup process is completed, the CUSD will conduct soil testing to confirm cleanup goals have been achieved and submit a Removal Action Completion Report to the DTSC for review and approval. The cleanup process is expected to take approximately 9 days to complete. This includes soil removal, transportation, and confirmation soil sampling and analysis.

### Safety and Dust Control During Cleanup

Some of the actions the CUSD will take to ensure safety of the public and to minimize dust include:

- Temporary fencing with windscreens will be installed for security
- The work areas will be lightly sprayed or misted with clean water to prevent dust
- Stockpiled soils will be covered
- All vehicles will maintain slow speeds while on the property
- The trucks will be secured with covers before they leave the site
- The air will be monitored at the site to ensure the amount of dust stays at safe levels

### California Environmental Quality Act (CEQA)

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed cleanup will not have a significant negative effect on human health and the environment. This is due to the removal's short duration, relatively small amount of contaminated soil to be removed, and the controlled way in which the contaminated soil will be dug out, loaded onto trucks and taken away to an approved/permitted facility for lawful disposal.

### Next Steps

At the close of the public comment period, DTSC will review and consider all public comments and make any necessary revisions to the draft RAW prior to final approval. A Response to Comments document will be mailed to anyone who provides their name and address. After the cleanup process is completed, CUSD will conduct confirmation soil sampling to verify cleanup goals have been met and submit a Removal Action Completion Report to DTSC for review and approval.





## Where to Find Site Documents

Copies of the Draft RAW and other site documents are available at the following locations:

### **Carlsbad Unified School District**

6225 El Camino Real

Carlsbad, CA 92009

Phone: (760) 331-5000

Hours: 7:30 a.m. – 4:30 p.m. Monday - Friday

### **Carlsbad Public Library (Dove Library)**

1775 Dove Lane

Carlsbad, CA 92011

(760) 602-2049

Hours: 9:00 a.m. – 9:00 p.m. Monday – Thursday

9:00 a.m. – 5:00 p.m. Friday – Saturday

1:00 p.m. – 5:00 p.m. Sunday

### **Department of Toxic Substances Control**

Regional Records Office

5796 Corporate Avenue

Cypress, CA 90630

Contact: Julie Johnson, (714) 484-5337

Hours: 8:00 a.m. – 5:00 p.m. Monday – Friday

Site documents are also available at  
[www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov) for your review.

## Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact the following persons:

Jeanne Matsumoto

DTSC Public Participation Specialist

(714) 484-5338 or toll free 1-866-495-5651

[jmatsumo@dtsc.ca.gov](mailto:jmatsumo@dtsc.ca.gov)

Jose Luevano

DTSC Project Manager

(916) 255-3577

[jluevano@dtsc.ca.gov](mailto:jluevano@dtsc.ca.gov)

### **For Media Inquiries**

Sandra Friedman

DTSC Public Information Officer

(714) 484-5383

[sfriedma.dtsc.ca.gov](mailto:sfriedma.dtsc.ca.gov)

### **Notice to Hearing-Impaired Individuals**

You can obtain additional information about the site by using the California State Relay Service at (888) 877-5378 (TDD), or by calling Jeanne Matsumoto, DTSC Public Participation Specialist, at (714) 484-5338.

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The Department of Toxic Substances Control  
Jeanne Matsumoto, Public Participation Specialist  
5759 Corporate Avenue  
Cypress, CA 90630

**INSIDE:** Information about the Carlsbad High School  
Modernization Plan - Stadium and Sports Complex